

*Rose Mary C.*  
**BROOKS PLACE**

**INDEPENDENT LIVING RETIREMENT  
COMMUNITY  
INFORMATION PACKET**



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Winchester, KY 40391  
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[brookspplace.org](http://brookspplace.org)**

*A Great Value for Retirement Living!*

**EXECUTIVE DIRECTOR: TIM JANES**

**MARKETING DIRECTOR: CHELSEA REESE**



## **About Brooks Place:**

- **Brooks Place is a 501 (c)(3) non-profit retirement community offering assisted and independent living in a gracious setting. Our friendly staff is here to tailor care to the preference of the individual. We strive to protect the dignity of seniors while always providing a safe environment.**
- **Brooks Place is governed by a diverse volunteer board of directors that bring experience and dedication to decision making which contributes to our continued success.**
- **Brooks Place offers independent living services in our cottage homes and assisted living services in our apartments. We have a responsive staff who are there to meet the needs of each resident. We strive to provide choices and foster the individuality of each person we care for.**
- **Brooks Place was incorporated in 2000 by a group of Winchester professionals who recognized the need for a retirement community that offered independent and assisted living. This devoted group worked hard to make the dream a reality and with the help and support of local individuals and businesses, the doors of Brooks Place opened in 2004. We have celebrated community and industry praise for the work we do at Brooks Place.**



# Carefree Cottage Living:

- Each cottage is purchased by the homeowner who is responsible for taxes, insurance, and holds the deed. While living in the cottage, you will pay a monthly maintenance fee. Brooks Place is responsible for lawn care and snow removal as well as reasonable exterior cosmetic maintenance. We also provide complimentary heat/air conditioning filter changes.
- When the cottage is no longer needed (residents have priority move-in options if or when assisted living becomes your preference), the cottage is sold back to Brooks Place. Buyback rates are: 90% of purchase price if sold back within one year, 80% of purchase price if sold back in less than 5 years, 75% of purchase price if sold back more than 5 years or longer.
- The cottage has two bedrooms, two full bathrooms, a one car garage with automatic door opener, great room, dining room, full kitchen and all appliances (including washer and dryer). There is a 9 foot covered porch with a ceiling fan to encourage neighbors to mix and mingle, as well as a back patio.
- Cottage residents may participate in activity programs held at the main building including outings, events, classes. They can also dine in the Keeneland Dining Room and Restaurant, or opt for meal delivery services.
- Pets are welcome in the cottages. Must be on leash when walking.

**Call today to set up your cottage tour! Ask about the cottage waiting list!**





## The Cottages:

Brooks Place Independent living consists of 65 cottages conveniently located in a beautiful and private neighborhood setting.

Brooks Place cottages are plotted over five cul-de-sacs with 10 to 12 cottages on each.

These are Sir Edward Court, Old Garden Court, English Miss Court, Royal Blush Court, and Rose Mary Drive.

We offer 6 different floor plans ranging from approximately 1000 square feet to 1300 square feet. Cottage floor plans vary in all cul-de-sacs.

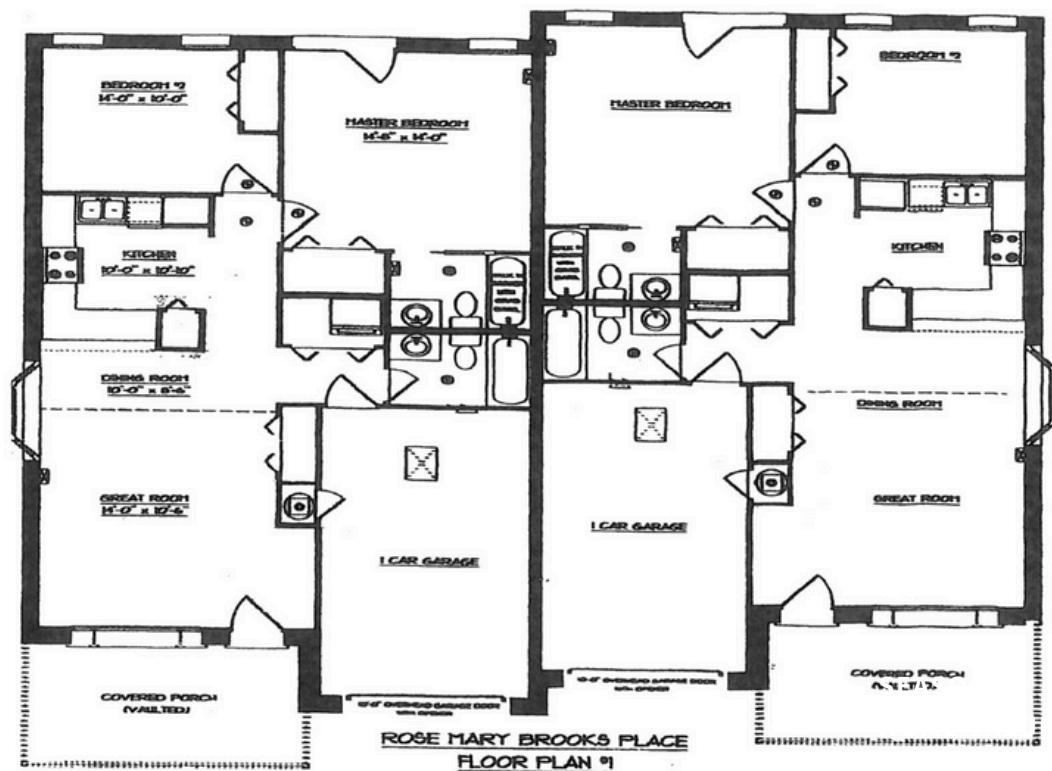
*"A beautiful  
and carefree  
community!"*

*"No two front  
porches are the  
same!"*

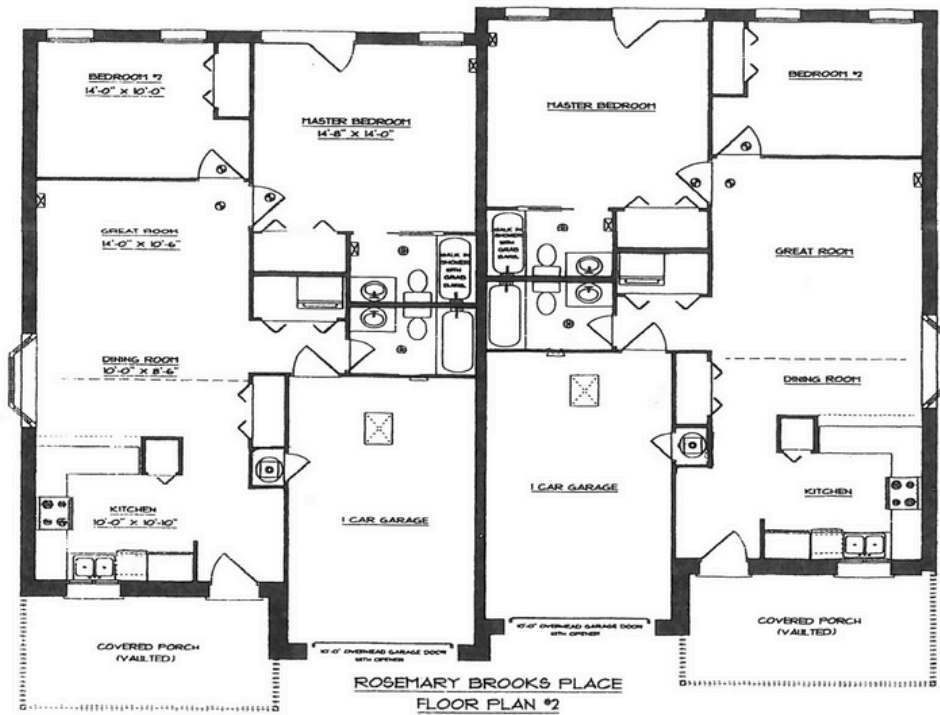
*"Convenient yet  
secluded."*

# COTTAGE FLOORPLANS

## Floor Plan 1

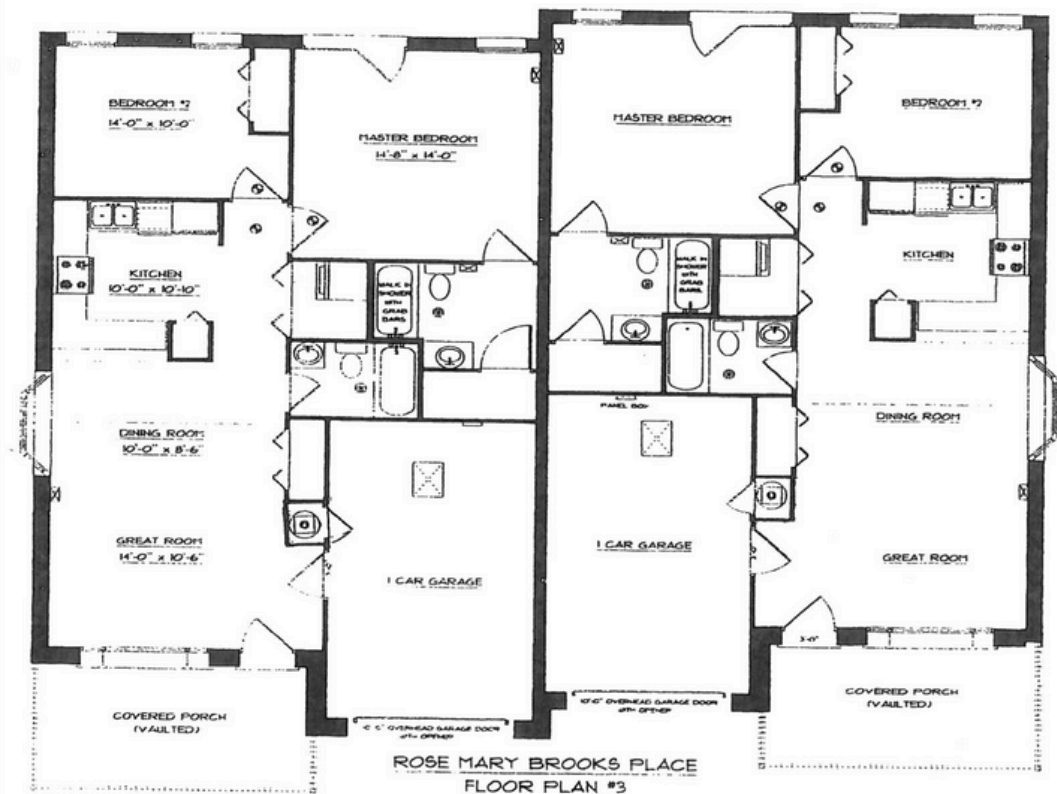






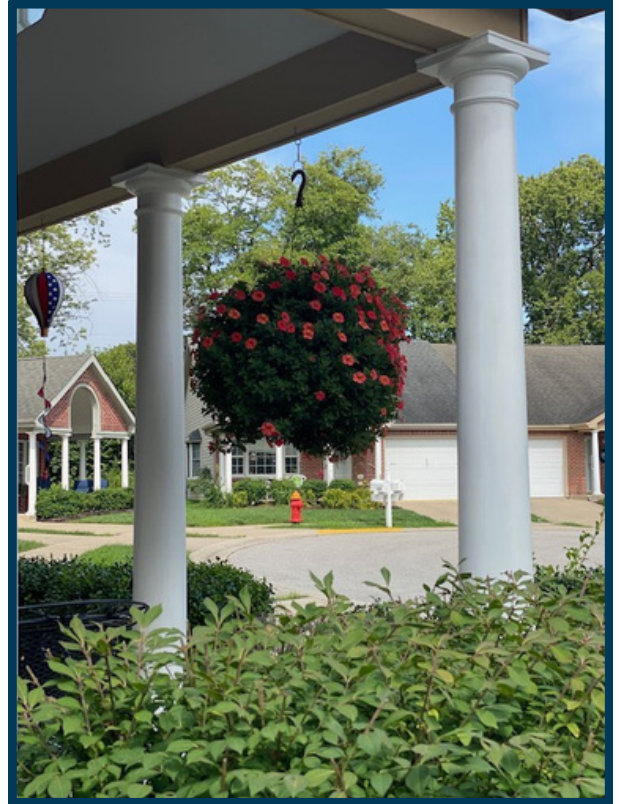
Floor Plan 2

Floor Plan 3









*Ask about our  
cottage waiting  
list now!*



*Secure your  
place in  
carefree living  
today by  
calling  
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